

FOR LEASE

Brady Sullivan Tower ~ 1750 Elm Street



**Manchester,
New Hampshire**

**212,000
Square Feet
Sub-Dividable**

Excellent

opportunity to lease office space at the Brady Sullivan Tower in downtown Manchester. This facility boasts Class A office space in a convenient downtown location. The Brady Sullivan Tower is a 12-story office tower featuring five passenger elevators, card key access and flexible floor plans that make this an attractive leasing opportunity.

Amenities include an on site cafeteria, excellent parking and convenience to all major activities. This facility boasts double pane insulated windows, fluorescent lighting and 12-foot ceiling heights. The Manchester Airport, Mall of New Hampshire and Downtown are only minutes away. This class A facility is located off Rt 293 and is easily accessible from Rt 93 and Rt 101. Turnkey fit up along with custom space planning, design and consulting are offered at Brady Sullivan Properties.

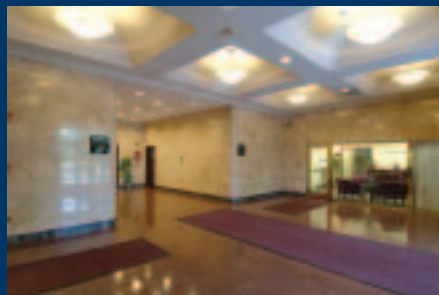


**For more information,
please contact:**

Charles N. Panasis

603-622-6223 Ext. 1022

cpanasis@bradysullivan.com



Brady•Sullivan Properties
670 Commercial Street, Suite 303
Manchester, NH 03101
Fax: 603-622-7342
www.bradysullivan.com



(Brady Sullivan Properties offers turn-key, custom design fit-up.)

Brady Sullivan Tower ~ 1750 Elm Street



Specifications

Building Area:	212,000 +/- square feet
Land Area:	9.33 +/- acres
Zoning:	Business-4 CBD
Year Built:	1972
Stories:	12-tower/4-annex
Construction:	Steel frame with granite block exterior
Roof:	Rubber membrane
Ceiling Height:	Predominantly 12 foot
Lighting:	Direct fluorescent, track and recessed lighting
Windows:	Double-pane insulated windows
Water/Sewer:	Municipal
Gas:	Keyspan
Fire Safety /Sprinkler:	Wet sprinklered with fire protection system
Electrical:	34,500 AMP/480 volt 3-phase power
Parking:	Ample
HVAC:	Constant volume electric rooftop heat pump system
Elevator:	Five hydraulic passenger
Security:	Card key access and surveillance cameras with nightly security patrol



Rental Rate:	From \$15.75/sf MG
	Electric-\$1.10/FT

All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

For more information, please contact:

Charles N. Panasis 603-622-6223 Ext. 1022

cpanasis@bradysullivan.com



Brady•Sullivan Properties
670 Commercial Street, Suite 303

Manchester, NH 03101

Fax: 603-622-7342

www.bradysullivan.com